



JOINT ANTELOPE VALLEY AUTHORITY

Board Meeting

May 12, 2005

Meeting Began at: 10:30 a.m.

Meeting Ended at: 11:02 a.m.

Members Present: Christine Jackson, Karl Fredrickson, Glenn Johnson

Others Present: Amy Cornelius-Jones, Joel Pedersen, Margaret Remmenga, Wayne Teten, Wynn Hjermstad, Bruce Sweney, Clark DeVries, John Marker, Ken Almquist, Mike Morosin, Beth Thacker, Dolores Lintel,

Order No. 01-05 - Call Meeting to Order

Glenn Johnson called the JAVA Board meeting to order at 10:30 a.m.

Order No. 02-05 - Minutes of Previous Meeting

Jackson moved to approve the minutes of the April 14, 2005 Board meeting. Fredrickson seconded.

AYE: Jackson, Fredrickson, Johnson

NAY

Order No. 03-05 - Staff Reports

Budget

Margaret Remmenga stated that there will be a need to hire an auditor for JAVA for the Fiscal Year 2004-05. In the past, we have retained the services of Kurt Micek from Micek & Crouch. Remmenga is recommending that we continue to retain their services for this fiscal year. Micek has submitted a proposal to perform this audit. Last year, their fee was \$12,500 and this year it would increase to \$13,000. Jackson asked if there was a limit to how many times we could use the same firm. Remmenga did not think there were any limits that she knew of. Should JAVA approve using Micek and Crouch again, she will need to obtain signatures from Fredrickson and Jackson in order to move forward with the contract.

Fredrickson moved to enter into a contract with the audit firm of Micek & Crouch in the amount of \$13,000 for the 2004-05 Fiscal Year.

Jackson seconded.

AYE: Jackson, Fredrickson, Johnson

NAY

Miscellaneous

Pedersen indicated that there was a request from the property owner of 2055 'O' (Lot 3, Blk 2 of Spencer's Addition) for early acquisition of this property. After an initial review from staff, it was concluded that it is not property within a roadway or channel acquisition phase. Action is not being asked by the JAVA Board. Pedersen thought that this is primarily a City question with Community Revitalization, but told the property owner that he would make the JAVA Board aware of the request. JAVA does own an option on the two adjacent lots, otherwise there are not any project plans in the area.

There is a request from the University for a fiber optic easement. Pedersen is recommending approval. This is for communications at the Bob Devaney Sports Center Complex. It is a 10 foot easement in the NW quarter of section 24 township 10 north range 6 east. It is for the placement of a conduit and fiber optic communication lines. This will be prepared for Johnson's execution upon Board's approval.

Fredrickson moved to allow the easement and be prepared for Johnson's signature. Johnson Seconded.

AYE: Jackson, Fredrickson, Johnson

NAY

Pedersen stated that there has also been a request from the Railroad that is a no-cost change. There were some responsibilities spelled out in the agreement, to the extent that Johnson needs to sign off on some of these changes. The Railroad is allowing our contractor to do some work that was originally identified for the Railroad to do.

Pedersen added that there is still some disconnect in the pollution exclusion in the insurance coverage being more broadly written than what the Federal Government or the State NDEQ considers to be hazardous substances. This may result in some unanticipated costs. These are not huge costs in comparison to the size of the agreement. There continues to be contractors who note this distinction. This is something Pedersen felt the Board should be made aware of.

Construction Big T

Wayne Teten updated the Board on the construction status of various projects. There is a temporary connection on north 14th Street just north of Court Street.

-The contractor has had to close this section due to the large amounts of materials that are being brought in for construction of the north leg of the Big T. Traffic will need to use Bessie Street until August.

-South of the Railroad on 14th Street near Holdrege Street, the contractor has 21 days to construct the intersection. Starting May 16, 2005, that intersection will close for approximately three weeks.

-Big T has some Change Orders that were discussed at the previous Board meeting. One is using the channel dirt on the south leg that the Corps of Engineers was originally going to be responsible for. This Change Order has for all practical purposes been negotiated. It will be in the neighborhood of \$900,000. The material from the channel excavation will be used as fill in the overpass in the Big T. As a result, the channel excavation is really being done for little to no cost. This is because it is being done at the same price that it would have cost to haul dirt in. Most of the cost that will be incurred in this \$900,000 will be costs that would have happened anyway. Some of the additional costs will be for temporary erosion control. Overall, it is anticipated that there will be a reduction in total cost.

-The Railroad is reconstructing the bridges. The railroad does not do a lot of in place concrete work. They tend to do pre-cast and steel work. Encasing the piling on the pier on the bridge with concrete was left off of their contract. JAVA is paying for it regardless whether the Railroad does it or another contractor. The Railroad would prefer that Hawkins do the work. This results in a Change Order of about \$76,000.

-Quest's Fiber Optic cable that is located in the Right-of-Way of the Railroad is in the way and will need to be lowered at the project's expense. The details have yet to be worked out.

Military

-Military has a contract for landscaping that is going out to bid on May 13. Bid Opening is June 8 just before the next JAVA Board meeting. The hope is to get the landscaping in before State Fair time. For anyone wanting a more detailed look at the plans, they are available for viewing at Engineering Services and at Olsson Associates.

Vine & Y Bridge

-Vine & 'Y' Street Bridges have all the coatings done. Traffic should be able to use the new Vine Street bridge in about a month. Work is continuing on the south side of Vine Street.

Schedule

-Some of the changes in the schedule is due to the delays (approximately one year) that the Corps of Engineers have incurred by not getting funded this past year. It has always been the goal to keep the bridges ahead of the construction of the channel down through town as to not sever the University from the downtown area. With these delays, the idea of Just-in-Time construction will most likely happen. Everything essentially related to the channel has been slid back one year. The map and schedule shown at the Board meeting are available on the website.

Community Revitalization

Wynn Hjermstad updated the Board on the status of Liberty Village. The sewer work is currently out for bids and should be back by May 25th. Should see dirt starting to move in a month or so. This project has gotten the attention of quite a few people due to the innovative techniques from Fernando Pages of Brighton Construction who is doing the work on Liberty Village. Ground Breaking for Liberty Village is June 28, 2005 at 10:30 a.m. Many dignitaries will be in attendance including the Secretary of HUD, the Mayor and the Congressional

Delegation. Notices will be sent out. The JAVA Board and the Citizen's Committee are encouraged to attend as well.

There was a newspaper insert in the April 30th edition of the Journal Star describing the status of the Antelope Valley project. There are plenty of copies available for anyone wanting to take some to meetings, etc.

Hjermstad indicated that she is interested in discussing the property at 2055 'O' Street with Pedersen to discuss possibilities. A couple of concerns will be the flood plain and funding in addition to needing this to be a project before proceeding.

The Infill project with Neighborhoods Inc is progressing. They have identified houses that just need rehabilitation, those that need to be replaced and the costs of doing the two block area. This has been included in the CIP for next year's budget. Neighborhoods Inc has matched the funds that the City has put into it and intends to do the same the following year. Discussions and negotiations between Terry Uland and property owners are taking place.

Order No. 04-05 - Citizen's Committee Reports

Beth Thacker asked if the trail along the channel could be placed back on the map that Wayne Teten had available for distribution. It had be inadvertently left off.

Order No. 05-05 - Non-Agenda Items

Mike Morosin updated the Board about the status of the relocation of his house.

**The next JAVA Board meeting is scheduled for June 9, 2005 at 10:30a.m.
in the City Council Chambers.**

Meeting adjourned at 11:02 a.m.